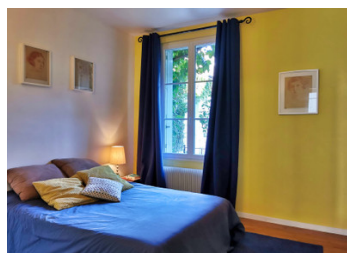


Beautiful 5-bed town house with garden & garage, quiet road, centre Bléré 37



INFORMATION

Town:	Bléré
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	214 m2



IN BRIEF

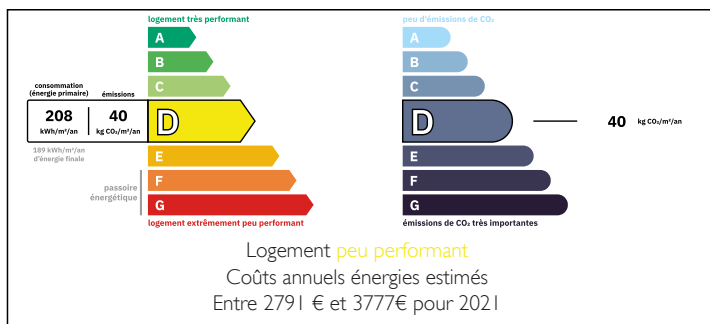
This spacious 5-bedroom townhouse is located on a quiet residential road in the heart of Bléré, offering a peaceful retreat while being just a short walk from the town's amenities.

Bléré is a charming town with a variety of shops, bars, restaurants, and essential services, including a pharmacy and medical facilities.

For outdoor lovers, there's a park and several scenic picnic spots along the picturesque River Cher.

The property is just 26km from the city of Tours with TGV links and airport (served by Ryanair).

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 871 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house features off-street parking with a garage, and additional parking spaces directly outside the front of the property. At the rear, a secluded, beautiful garden offers a sunny terrace, perfect for enjoying the outdoors in privacy. There is also a separate piece of land accessed through a passage on the other side of the road.

The property has been thoughtfully renovated throughout, showcasing stylish design and high-quality materials that enhance both its comfort and charm.

On the ground floor, the large living room with a cozy fireplace creates a welcoming atmosphere, while the well-sized kitchen with a dining area provides ample space for family meals. French doors from the kitchen open directly onto the garden, creating a seamless indoor-outdoor living experience. Additionally, there is a bedroom with a private bathroom on this level, offering convenience and flexibility.

The second floor is home to three bedrooms, ideal for family or guests. The top floor features a very large mezzanine, which could be used as an additional living or play area, along with a further bedroom, making it a perfect space for older children, guests, or a home office.

This property offers a blend of comfort, convenience, and privacy in a lovely town, making it an ideal family home.

Ground floor:

Entrance hall with built-in cupboard
W.C.

Bedroom 3.6x3.3 – 12m² with private bathroom

Living room with open fireplace 8x3.8 – 29m²

Kitchen/dining room 5.9x3.5 – 21m²

Utility room 9.6m²

Storage room/workshop leading to the garden